

**Bethel Township Zoning Hearing Board Report for August 2016.**

The Board had three items on the agenda in August. The first **(2016-11)** a use variance request for a Storage Facility at #1561 Conchester Highway (property is zoned C-2 commercial) was granted. The second **(2016-13)** item a request for a rear yard deck at #1739 Ashbrooke Ave. was granted with restrictions. The third **(2016-12)** item was a use variance request to allow the sale of Antique Firearms manufactured before 1945 at Ardmart Antiques # 1102 Naamans Creek Road. This request was also granted with restrictions. Property is zoned C-1 Commercial.

The next meeting is scheduled for Wednesday September 28 at 7:00 PM. At this time the Board will be considering a variance request **(2016-14)** for a rear yard deck at #3125 Fieldstone Court. Applicant is requesting a rear yard setback of 17ft in lieu of the required 25ft. Property is zoned R-4. The board will also be considering a side yard pool request **(2016- 16)** at #1051 Green Gleen Drive. This request was granted in April however due to some confusion between the applicant and pool company no work was started and the applicant is coming back with a new plan. Property is zoned R-1 Residential. The final item is a variance request **(2016-16)** for a rear yard patio at #1650 Village Avenue. Applicant is requesting a rear yard set back of 11 ft in lieu of the required 20ft. Property is zoned AACOD.

Respectfully Submitted,

Garry A. Lanahan  
Chairman